164.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	952,500 / 952,500
					USE VALUE:	952,500 / 952,500
					ASSESSED:	952,500 / 952,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54	-56	APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SKOURIDIS KONSTANTINOS-ETAL
Owner 2:	SKOURIDIS GIANOULA
Owner 3:	
Street 1:	54 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,473 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Asbestos Exterior and 3229 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5473.000	584,500		368,000	952,500
Total Card	0.126	584,500		368,000	952,500
Total Parcel	0.126	584,500		368,000	952,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 295.03 | /Parcel: 295.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 108582

GIS Ref

GIS Ref

Insp Date 06/12/18

!12704!

PREVIOUS ASSESSMENT

Parcel ID 164.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	584,700	0	5,473.	368,000	952,700	952,700	Year End Roll	12/18/2019
2019	104	FV	430,900	0	5,473.	368,000	798,900	798,900	Year End Roll	1/3/2019
2018	104	FV	430,900	0	5,473.	326,000	756,900	756,900	Year End Roll	12/20/2017
2017	104	FV	404,800	0	5,473.	273,400	678,200	678,200	Year End Roll	1/3/2017
2016	104	FV	404,800	0	5,473.	273,400	678,200	678,200	Year End	1/4/2016
2015	104	FV	361,800	0	5,473.	236,600	598,400	598,400	Year End Roll	12/11/2014
2014	104	FV	361,800	0	5,473.	228,700	590,500	590,500	Year End Roll	12/16/2013
2013	104	FV	376,100	0	5,473.	217,700	593,800	593,800		12/13/2012

PRINT

Date	Time
12/11/20	02:46:02

LAST REV

Date	Time
12/09/19	15:28:57
jorourke	

PAT ACCT. 12704

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13262-600		8/1/1977		51,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2012	1556	Re-Roof	7,208	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2018	MEAS&NOTICE	CC	Chris C
4/12/2013	Info Fm Prmt	MM	Mary M
12/15/2008	Entry Denied	336	PATRIOT
2/12/2000	Inspected	197	PATRIOT
12/16/1999	Mailer Sent		
12/3/1999	Measured	267	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	108582
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5473		Sq. Ft.	Site		0	70.	0.96	8			Topo	-10					368,038						368,000	

Total AC/HA: 0.12564 | Total SF/SM: 5473 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 368,038 | Spl Credit | Total: 368,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97522843
Const Adj.:	0.94990498
Adj $ / SQ:	157.484
Other Features:	142750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	718018
Depreciation:	133551
Depreciated Total:	584467

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	3	HB	

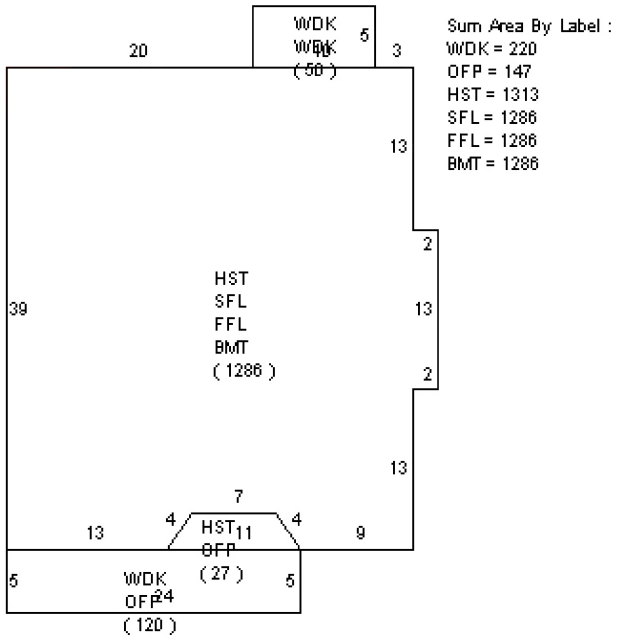
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
1	6	3	
Totals			
2	14	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,286	47.250	60,757
FFL	First Floor	1,286	157.480	202,524
SFL	Second Floor	1,286	157.480	202,524
HST	Half Story	657	157.480	103,388
WDK	Deck	220	10.020	2,204
OFP	Open Porch	147	26.340	3,871

Net Sketched Area:	4,882	Total:	575,268
Size Ad	3228.5	Gross Are	5538	FinArea	3229
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	157.48
Special Features:	0	Val/Su Net:	119.73
Final Total:	584500	Val/Su SzAd	181.04

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

164.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	